



PROJECT BENCHMARKS
 TBM 1 USGS BRASS DISK STAMPED "RESET 1952" AT NORTHWEST CORNER OF RT. 24 BRIDGE ABUTMENT OVER THE CATHANCE RIVER. PUBLISHED ELEV. = 9.824 (NGVD 1929)

N/F STATE OF MAINE
 1050/86
 FORMERLY MAINE CENTRAL RAILROAD COMPANY
 93/424 43/316
 TAX MAP U-1, LOT 2

N/F CENTRAL CHEMICAL CORPORATION
 427/216
 AREA: 20.1± ACRES TO RIVER BANK
 TAX MAP U-1, LOT 1

N/F TERRY D. & ELAINE D. GRAVETT
 1066/90
 TAX MAP R-1, LOT 1

IRON RODS IN STONES (TYP.) ALONG THIS BOUNDARY LINE PROPERTY LINE SHOWN IS A "BEST FIT" LINE TO IRON RODS FOUND

- LEGEND**
- EDGE OF PAVEMENT
 - - - EDGE OF GRAVEL
 - - - LOCAL ZONING BOUNDARY
 - - - PROPERTY BOUNDARY
 - - - 10' CONTOUR LINE
 - - - GUARD RAIL
 - - - OVERHEAD UTILITY LINE
 - - - FEMA 100 YR. FLOOD ELEV. 9.0
 - - - APPROX. RIVER BANK
 - - - APPROX. SEWER LINE (INSTLD. 1971)
 - - - APPROX. WATER LINE (INSTLD. 1977)
 - - - RAILROAD TRACKS
 - - - TREE LINE
 - UTILITY POLE
 - GUY WIRE
 - IRON ROD FOUND
 - CATCH BASIN
 - ⊕ HYDRANT
 - 427/216 SAGADHOC CNTY. REGISTRY. BOOK/PAGE
 - 3.5 SPOT ELEVATION
 - ⊕ CULVERT
 - ⇒ SURFACE WATER FLOW

- NOTES**
- OWNER OF RECORD: CENTRAL CHEMICAL CORPORATION - SEE DEED FROM CORENCO CORPORATION, DATED 01-26-76, RECORDED IN SAGADHOC COUNTY REGISTRY OF DEEDS 427/216. THE PARCEL IS DELINEATED ON TAX MAP U1, LOT 1.
 - ALL BOOK AND PAGE REFERENCES ARE TO THE SAGADHOC COUNTY REGISTRY OF DEEDS UNLESS NOTED OTHERWISE.
 - PLAN REFERENCES:
 - A) "STANDARD BOUNDARY SURVEY, LAND OF CENTRAL CHEMICAL CORPORATION (NEW ENGLAND), INC., MAIN STREET AT TOWN LANDING, BOWDOINHAM, MAINE," DATED 9-18-92, PREPARED BY BRIAN SMITH SURVEYING, INC., RECORDED IN SAID REGISTRY PLAN VOLUME 29, PAGE 75.
 - B) RIGHT OF WAY AND TRACK MAP, MAINE CENTRAL R.R., SHEETS V.1/30 AND V.1/31 DATED JUNE 30, 1916, ON FILE AT MAINE DEPT. OF TRANSPORTATION (MDOT) IN AUGUSTA, MAINE.
 - 100 YEAR FLOOD PLAIN: THE LIMIT OF THE 100 YEAR FLOOD PLAIN IS SHOWN AS A CONTOUR LINE WITH ELEVATION EQUAL TO 9.0 FEET (NGVD 1929) AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL #10, COMMUNITY PANEL #230119 0010B, DATED 5-19-87.
 - RIVER ROAD (FORMERLY KNOWN AS CENTER ST.) RIGHT OF WAY: LINCOLN COUNTY COMMISSIONER'S RECORD VOLUME 4, PAGE 228, DESCRIBES A LAYOUT FOR A ROAD HAVING A FOUR ROD (66 FOOT) RIGHT OF WAY. APPARENTLY MDOT INTENDED TO RELOCATE THE RIGHT OF WAY (SEE MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, S.H.C. FILE NO. 12-32, DATED FEB. 1952). HOWEVER WE DID NOT RECOVER ANY RECORDS TO INDICATE THE RELOCATION FORMALLY TOOK PLACE. THE RIGHT OF WAY SHOWN ON THIS PLAN IS FOUR RODS WIDE, CENTERED ON THE EXISTING TRAVELLED WAY, CONSISTENT WITH PLAN REF. 3. A).
 - THE ACCESS ROAD TO THE SUBJECT PROPERTY CROSSES LAND NOW OR FORMERLY THE STATE OF MAINE (1050/86). WE DID NOT FIND AN EASEMENT ON RECORD FOR THIS ACCESSWAY. THERE MAY BE AN EASEMENT BY PRESCRIPTION FOR THIS ACCESSWAY DUE TO THE PROLONGED USE OF SAID ROAD.
 - WE DID NOT RECOVER A WRITTEN DESCRIPTION IN THE BOWDOINHAM CODE FOR THE ZONE LINE BETWEEN THE LIMITED RESIDENTIAL DISTRICT (SHORELAND) AND THE RESOURCE PROTECTION DISTRICT (SHORELAND). THE LINE SHOWN ON THIS PLAN IS BASED UPON THE LOCATION SHOWN ON THE "TOWN OF BOWDOINHAM, SHORELAND ZONING MAP, ADOPTED BY THE BOARD OF ENVIRONMENTAL PROTECTION," CHAPTER #1246, DATED 8-21-93 ON FILE AT THE BOWDOINHAM TOWN HALL.
 - THERE MAY BE WETLANDS ON THE PREMISES THAT ARE SUBJECT TO PROTECTION BY THE MAINE NRPA. WE RECOMMEND THESE WETLANDS BE DELINEATED AND MAPPED TO DETERMINE IF ANY AREA WITHIN THE GENERAL DEVELOPMENT ZONE AND THE RESIDENTIAL & AGRICULTURAL ZONE ARE SUBJECT TO IMPROVEMENT RESTRICTIONS DUE TO SAID WETLANDS.
 - THIS PLAN CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR'S STANDARDS FOR A CATEGORY 1, CONDITION 3 SURVEY WITH THE FOLLOWING EXCEPTIONS:
 - NO SURVEYOR'S REPORT PREPARED
 - NO MONUMENTS SET
 - NO PROPERTY DESCRIPTION PREPARED

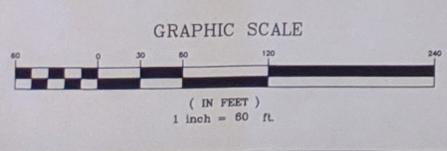
LAND AREA PER ZONING DISTRICT

RESIDENTIAL & AGRICULTURAL	1.5±
LIMITED RESIDENTIAL	2.6±
RESOURCE PROTECTION	16.0±
TOTAL	20.1±

FLOOD PLAIN LAND AREA

100 YR. FLOOD PLAIN	9.8±
REMAINING LAND	10.3±
TOTAL	20.1±

ZONING DISTRICTS:
 THE PARCEL IS SUBJECT TO BOWDOINHAM LAND USE REGULATIONS FOR THE RESOURCE PROTECTION DISTRICT (SHORELAND), LIMITED RESIDENTIAL DISTRICT (SHORELAND), AND THE RESIDENTIAL AND AGRICULTURAL DISTRICT (NON-SHORELAND). OUR INTERPRETATION OF THE ZONE BOUNDARIES IS BASED ON THE FOLLOWING:
 THERE ARE AT LEAST TWO METHODS TO DETERMINE THE LIMITS OF THE SHORELAND ZONE FOR THIS LAND ALONG THE CATHANCE RIVER: ONE METHOD BEING 250 FEET FROM THE EDGE OF THE COASTAL WETLAND AND THE OTHER BEING 250 FEET FROM THE EDGE OF THE FRESHWATER WETLANDS ASSOCIATED WITH SAID RIVER. COASTAL WETLANDS ARE CONSIDERED DUE TO THE TIDAL NATURE OF THE WATERWAY. FRESHWATER WETLANDS ARE CONSIDERED DUE TO THE ASSOCIATED WETLANDS BEING RATED "HIGH" VALUE BY THE MAINE DEPT. OF INLAND FISHERIES & WILDLIFE (SEE PLAN ENTITLED "NATURAL RESOURCES, TOWN OF BOWDOINHAM, COMPREHENSIVE PLAN, DRAFT," DATED APRIL 1998, PREPARED BY GREATER PORTLAND COUNCIL OF GOVERNMENTS).
 THE ZONE LIMITS SHOWN ON THIS PLAN ARE DELINEATED AS 250 FEET FROM THE EDGE OF THE COASTAL WETLAND (MAXIMUM SPRING TIDE LEVEL). SHOULD IT BE DETERMINED THAT THE EDGE OF THE FRESHWATER WETLANDS IS LOCATED AT AN ELEVATION HIGHER THAN THE MAXIMUM SPRING HIGH TIDE ELEVATION, THE SHORELAND ZONE COULD ENCOMPASS MORE OF THE SUBJECT PROPERTY THAN AS DELINEATED HEREIN.
 - THE SHORELAND ZONE IS DEFINED IN SAID SHORELAND ZONING ORDINANCE AS THE LAND AREA WITHIN 250 FEET OF THE UPLAND EDGE OF A COASTAL OR FRESHWATER WETLAND.
 - THE PROPERTY IS ADJACENT TO A COASTAL WETLAND AS DEFINED IN THE BOWDOINHAM CODE SECT. 1-113 AS WELL AS DEFINED IN THE STATE OF MAINE GUIDELINES FOR MUNICIPAL SHORELAND ZONING ORDINANCES SECTION 17, DEFINITIONS.
 - THE UPLAND EDGE OF THE COASTAL WETLAND IS THE UPPER LIMIT OF THE CONTIGUOUS LOWLAND WHICH IS SUBJECT TO TIDAL ACTION DURING THE MAXIMUM SPRING TIDE LEVEL AS IDENTIFIED IN TIDE TABLES PUBLISHED BY THE NATIONAL OCEAN SERVICE (SHORELAND ZON. ORD. SECT. 17).
 - THE HIGHEST PUBLISHED TIDE FOR BOWDOINHAM IN 1998 IS 5.5 FEET (NGVD 1929) (PUBLISHED VALUE OF 7.5 MLLW+0, NOAA DATUM)
 - ON 8-08-96, HIGH WATER WAS OBSERVED AT ELEV 4.4 (8.00 DATUM) AND LOW WATER OBSERVED AT ELEV. -2.1 (2:00 PM). FROM PUBLISHED TABLES ON HIGH AND LOW WATER PREDICTIONS, WE HAVE CALCULATED MEAN HIGH WATER TO BE ELEV. 3.7 AND MEAN LOW WATER TO BE ELEV. -2.0.
 THEREFORE THE SHORELAND ZONE LIMIT SHOWN ON THIS PLAN IS 250 FEET HORIZONTAL DISTANCE FROM THE MAXIMUM SPRING TIDE LEVEL BEING POINTS WITH AN ELEVATION OF 5.5 FEET.



REV	DATE	STATUS	BY	CHKD	APPD
3	09-16-98	ADD PARCEL TO BE CONV. BY STATE	MJH	PFH	MJH
2	06-22-98	ZONING; WATER & SEWER LINES	MJH	PFH	MJH
1	05-08-98	100 YR. FLOOD ACREAGE	MJH	PFH	MJH



DESIGNED BY: -
 DRAWN BY: MJH
 CHECKED BY: PFH
 APPROVED BY: MJH
 DATE: 04-24-98

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CLIENT
TOWN OF BOWDOINHAM
 13 SCHOOL STREET
 BOWDOINHAM, MAINE 04008

PROJECT
CENTRAL CHEMICAL CORP. PROPERTY
8 RIVER ROAD, BOWDOINHAM, ME
 TITLE
STANDARD BOUNDARY SURVEY
& TOPOGRAPHIC PLAN

SCALE 1" = 60'
 PROJECT NO. HLS9802
 DRAWING NO. centchem.DWG
 SHT. 1 of 1 REV. 2